



greengovSM
SYMPOSIUM

Existing Buildings: The Billion Dollar Opportunity

LEED: EBOM Metrics

- Cost of LEED
 - For 60 completed LEED Existing Building projects:
 - Average Square Feet: 406,082
 - Average Energy Star Score: 84
 - Average Cost: less than \$100,000 per building or \$0.23/sf
 - Average Payback: 1.45 years
 - **Average ROI: 69%**

Breaking Down the Metrics

- Fees
 - GBCI: \$.03/sf
 - LEED Consulting
 - Energy Audits/RCx Credits
- Property-Level Costs
 - To improve energy efficiency
 - To improve water efficiency
 - “Green” Planned Capital
 - Chiller replacement (DOE)
 - Cool roof (DOE)



Identifying the Low-Hanging Fruit

- Year of Construction
 - Montreal Protocol (1987) – Chiller replacements
 - Metrics exclude chiller replacements
 - EPACT 1992 – plumbing
 - ASHRAE 62.1 – Ventilation rates
- Location
 - Incentives!
 - Competitive properties
 - Alternative transportation ridership
 - Up to 15 LEED points
- Energy Star Score
 - Up to 15 LEED points



Energy Savings Pay for LEED!

- Energy Audits/RCx credits
 - \$.10-\$.25/sf investment
- No- & Low-Cost O&M ECMs
 - 5%-20% annual savings
- BOMA 2009 EER national energy costs \$2.28/sf
- Berkeley Study
 - 224 commissioning/auditing projects resulted in energy savings of 15% and a payback of 8.4 months



Breaking Down the Metrics

- Plumbing
 - Post-1992
 - 40% reduction with low-cost flow restrictors
 - Pre-1992
 - Aerators
 - Urinal retrofit kits
 - High-efficiency (1.28 gpf & pint urinals)



Low-Cost Water Reduction Strategies

- Meter and monitor irrigation usage
- Weather-based irrigation controllers (EPA)
- High-efficiency/water-conserving heads
- Plant material



Site Credits

- Alternative transportation ridership (15 points)
- 5% or more of site has landscaping
 - Stormwater (1 point)
 - Maintenance (1 point)
 - Irrigation (5 points)
 - Restore habitat (1 point)



Soft Credits

- Purchasing
- Recycling
- Education
- Services
 - Green Cleaning
 - Landscape Maintenance
 - Pest Control
 - Landscaping



**Green
cleaning**



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THANK YOU!

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